

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery County

State: MD

PJ's Total HOME Allocation Received: \$36,000,865

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: <div>6</div>			
% of Funds Committed	<div>90.66</div> %	<div>90.58</div> %	<div>3</div>	<div>90.66</div> %	<div>56</div>	<div>52</div>	
% of Funds Disbursed	<div>79.57</div> %	<div>80.55</div> %	<div>3</div>	<div>81.06</div> %	<div>31</div>	<div>32</div>	
Leveraging Ratio for Rental Activities	<div>0.97</div>	<div>6.05</div>	<div>5</div>	<div>4.62</div>	<div>15</div>	<div>17</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>95.28</div> %	<div>91.74</div> %	<div>2</div>	<div>81.27</div> %	<div>60</div>	<div>49</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>56.02</div> %	<div>61.57</div> %	<div>3</div>	<div>68.23</div> %	<div>23</div>	<div>25</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>86.42</div> %	<div>89.73</div> %	<div>4</div>	<div>79.86</div> %	<div>66</div>	<div>59</div>	
% of 0-30% AMI Renters to All Renters***	<div>32.37</div> %	<div>58.36</div> %	<div>6</div>	<div>44.82</div> %	<div>29</div>	<div>28</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>98.55</div> %	<div>98.49</div> %	<div>4</div>	<div>94.65</div> %	<div>50</div>	<div>48</div>	
Overall Ranking:			In State:	<div>5</div> / <div>6</div>	Nationally:	<div>23</div> / <div>27</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$60,435</div>	<div>\$24,168</div>		<div>\$25,419</div>	<div>346</div> Units	<div>31.20</div> %	
Homebuyer Unit	<div>\$18,975</div>	<div>\$10,018</div>		<div>\$14,530</div>	<div>72</div> Units	<div>6.50</div> %	
Homeowner-Rehab Unit	<div>\$17,270</div>	<div>\$30,717</div>		<div>\$20,251</div>	<div>60</div> Units	<div>5.40</div> %	
TBRA Unit	<div>\$2,443</div>	<div>\$4,067</div>		<div>\$3,156</div>	<div>631</div> Units	<div>56.90</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County MD

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$35,022	\$127,170	\$18,020
State:*	\$71,774	\$101,732	\$25,708
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.87

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	39.6	30.6	41.7	20.9
Black/African American:	47.5	50.0	28.3	66.9
Asian:	5.3	8.3	1.7	3.5
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.3	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	3.3	0.5

ETHNICITY:

Hispanic	5.3	11.1	25.0	7.9
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HOUSEHOLD SIZE:

1 Person:	44.3	2.8	23.3	8.6
2 Persons:	17.9	30.6	20.0	33.4
3 Persons:	17.0	40.3	20.0	26.6
4 Persons:	12.9	22.2	23.3	17.7
5 Persons:	5.3	4.2	6.7	6.8
6 Persons:	2.1	0.0	5.0	3.6
7 Persons:	0.6	0.0	1.7	1.9
8 or more Persons:	0.0	0.0	0.0	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.7	27.8	26.7	8.6
Elderly:	25.8	9.7	21.7	0.2
Related/Single Parent:	27.0	25.0	6.7	81.1
Related/Two Parent:	6.7	36.1	25.0	10.1
Other:	11.7	1.4	20.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.0	4.2 [#]
HOME TBRA:	0.0	
Other:	52.2	
No Assistance:	37.8	

of Section 504 Compliant Units / Completed Units Since 2001 28

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: MD

Group Rank: 23
(Percentile)

State Rank: 5 / 6 PJs

Overall Rank: 27
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	95.28	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	56.02	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.42	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.55	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.11	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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